

INTRODUCTION

The City of Weed adopted a Housing Element, in 1973 and revised the element in 1985, which set forth housing goals, a plan of action, and a method of implementation for the community. The Housing Element was adopted pursuant to Sections 65302 and 65303 of the California State Government Code. Now, in compliance also with the State Code, the following document shall serve the purpose of Weed's Housing Element's First 1992 Edition.

The revision will be an update of the 1985 Element, and will include the identification and analysis of existing and projected housing needs and an inventory of resources and constraints relative to the meeting of those needs; a statement of goals, policies, and objectives; and a discussion of programs for the preservation, improvement and development of housing.

This update will also include a discussion of the implementation of home financing techniques, zoning, and land use measures, State and Federal programs, as well as private sector financing procedures which collectively achieve the provision of the decent housing for all economic segments of the population, regardless of age, race, sex, marital status, ethnic background, or other arbitrary factors; the provision of a wide choice of housing opportunities, and the development of a balanced residential environment with access to community facilities and adequate services.

The City of Weed attempted to achieve maximum participation in the development of the housing element by convening public meetings to discuss the draft element and a formal public hearing to discuss the element in relation to the entire General Plan and to insure consistency with the General Plan. The meetings and the hearing were noticed by signs posted in public spots in the City of Weed.

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ASSESSMENT OF HOUSING NEEDS

Population

The 1990 population of the City of Weed, according to the Bureau of Census is 3,062. This is a 6% increase from 1980.

The 1990 population divided by race is as follows:

Black	371
Hispanic	328
White	2,393
American Indian	71
Asian	144
Other Races	83
TOTAL	3,062

Income Levels

Weed's median household income, based on 1989 income, was determined to be \$16,289.

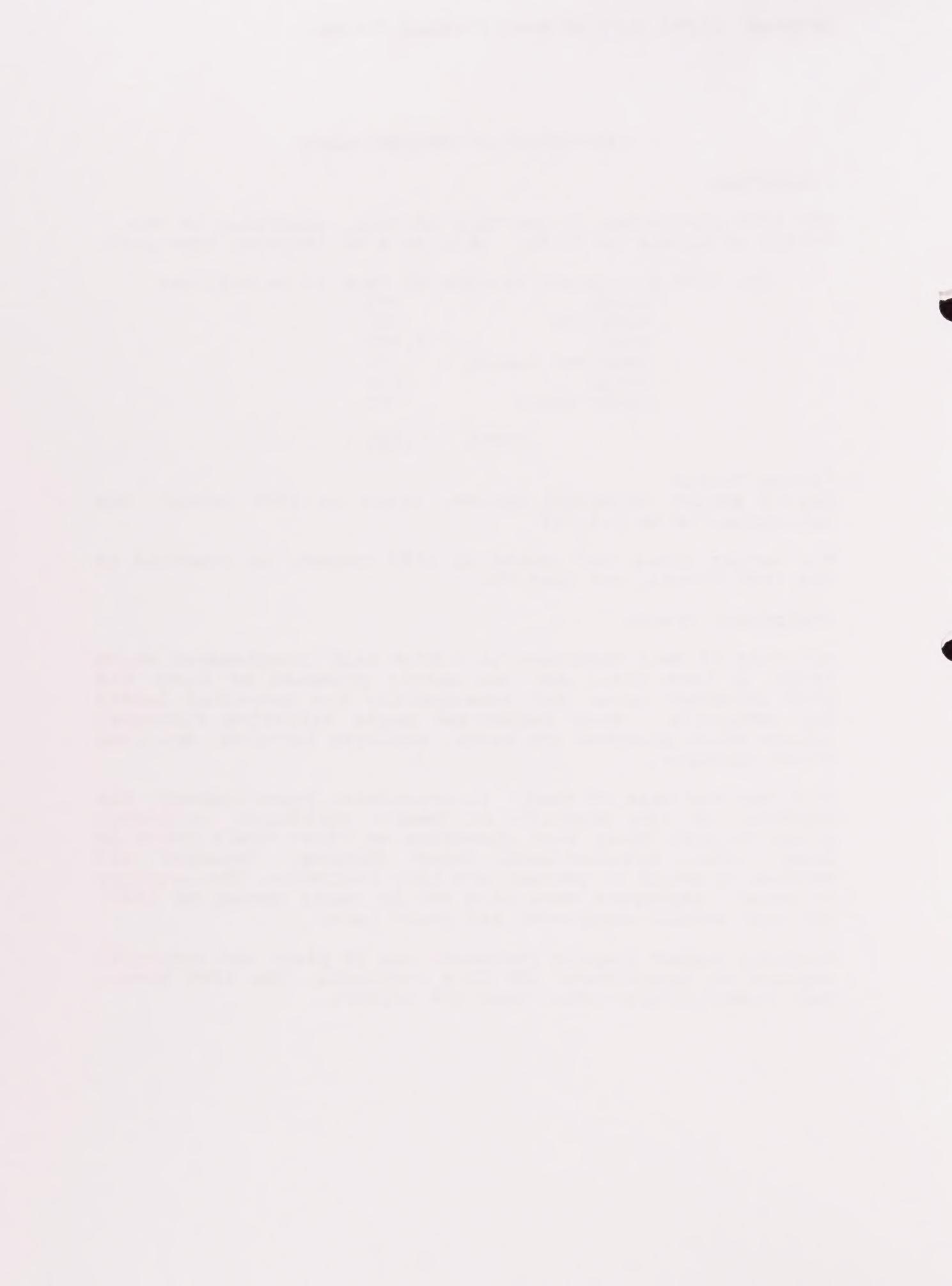
The median gross rent based on 1989 income, as reported in the 1990 Census, was \$299.00.

Employment Trends

The City of Weed continues to suffer high unemployment which began in late 1981, and was mainly prompted by first the high interest rates, and subsequently the decreased demand for materials. Many industries began suffering financial losses which prompted cut backs, employee lay-offs, and even plant closures.

Such was the case in Weed. International Paper Company, the employer of the majority of Weed's workforce, announced plans to sell their Weed operation or close their doors in June, 1982. International Paper Company, employed 523 persons of which 65 percent are City residents. The majority of these employees were laid off by early spring of 1982, and some remain unemployed ten years later.

Roseburg Lumber Company purchased the IP plant and currently employs an approximate 150 City residents. The 1990 Morgan Door Plant closure idled over 350 workers.



Housing

The 1990 Census reports 1,255 housing units within the City of Weed. The 1980 total was 1,146 representing a 9.5 percent increase in the total number of housing units.

A housing condition survey which was conducted in 1989 shows that 320 units need rehabilitation (25% of all units). Following is the number of units requiring rehabilitation based on criteria developed by the California Department Housing and Community Development:

Minor rehabilitation	123
Moderate rehabilitation	112
Substantial rehabilitation	59
Dilapidated	26

Recent (1980's) construction of multi-family units were financed by both the Department of Housing and Urban Development and the California Housing Finance Agency, and was designed to primarily house low-and-moderate income, handicapped, and elderly individuals and families by offering rate subsidies.

The basic construction needs for the planning period of January 1991 to July 1997, by income, as determined by the State Department of Housing and Community Development (HCD) are as follows:

Very Low	25
Other Lower	20
Moderate	21
Above Moderate	31
Total	97

The majority of the existing houses (46 percent) were built prior to 1940. Foundations, electrical and plumbing are the major repair items needed to rehabilitate the structures. Both owner and rental units require the same basic improvement. Rehabilitation of structure throughout the City will increase choices for low/moderate income families to own or rent safe and sanitary housing.



Household Characteristics

The 1990 Census reports 782 families, and 1,169 households as follows:

691 Home Owners, 478 Renters

	TOTAL
Married Couple w/childred	219
Married Couple w/o children	340
Male Householder, no spouse, w/children	15
Male Householder, no spouse w/o children	20
Female Householder, no spouse w/children	165
Female Householder, no spouse w/o children	37
Non-family Household	384

Estimated households and projected households through July 1, 1992, by income group is as follows:

Income Group	Households	
	1984	1992
Very Low	310	356
Other Lower	195	224
Moderate	287	329
Above Moderate	<u>356</u>	<u>409</u>
Total	1148	1318

Special Needs Groups

Large Families

1990 Census information reveal that there are 102 households containing 5 or more persons. This represents 8.6 percent of the total households in the City. 1990 Census information also indicates that there are 459 housing units containing 3 bedrooms and 91 with 4 or more bedrooms. Since 7.2 percent of the housing stock is comprised of units with 6+ rooms and only 8.6 percent of the households are "large", no special provision will be made in this element for this group. However, future updates of this element will reevaluate the needs of this group to determine if special action is warranted.

Female-headed households:

1990 Census data reveal that there are 177 female-headed households. This represents 15 percent of the total households. The housing program will address the unique needs of this special needs group.

Households overpaying for Housing:

Housing element guidelines require an analysis of households paying over 25 percent of their income for housing.

Owner Occupied	Renter Occupied
Percent *	Percent **
159 (23 %)	265 (55%)
(70% lower income)	(100% lower income)

* of total owner occupied units
** of total renter occupied units
1990 census

Overcrowded households:

1990 Census data indicates overcrowded housing units as follows:

Persons per room	Total
1.01 +	72

6 percent of the total households live in overcrowded conditions (compared to an overall Siskiyou County figure of 4 percent and 11.4% State-wide).

Elderly Residents:

1990 Census data reveal that there are 574 persons 65+ years of age in Weed of which 242 are female. Elderly persons represent approximately 18.7 percent of the total population, compared to an overall Siskiyou County figure of 16.5 percent. There are 74 renter households are elderly as are 287 owner households. The housing program will address the unique needs of these individuals.

The late 1970 and early 1980 construction of multi-family units (Siskiyou Gardens and Boles Creek) include units specifically designed for, and to be rented to, handicapped and elderly individuals.

An approximate 50 percent of the Siskiyou Gardens' 48 units are currently rented to elderly individuals.

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At the Boles Creek Apartments, however, only an approximate 6 percent of the renters of the total 98 unit complex are elderly while the remaining renters are low income families and individuals, 60 percent of which are female heads of household.

Handicapped Residents:

Data on handicapped persons is not readily available. City officials determined that housing for these persons is not an apparent problem since only 3 of the 5 handicapped units available in Boles Creek apartments are rented to handicapped persons at this time. However, since data is sparse, the housing program will address the needs of these individuals.

Farmworkers:

City officials indicate that there is no influx of migrant farmworkers and no permanent farmworker population. The lack of nearby agriculture operations makes this fact obvious. Therefore, no special provision for this special needs group is made in this element.

Homeless:

According to City and charity officials, persons without shelter is not a major problem in the City. Due to the small size of the community, homeless are quickly identified and referred to local groups and agencies. The only area of concern is with women made homeless due to domestic violence. However, the active Siskiyou Domestic Violence Program has a facility and motel vouchers to house these usually temporarily homeless persons. Therefore, no special provision is made for this special needs group.

Units at risk of conversion:

In the City of Weed 48 units (4 elderly) at the Siskiyou Gardens, 380 Siskiyou Way, are at risk of conversion from FHA mortgage loan subsidized housing by 31 July 1994. Of those 48 units 24 are also HUD Section 8 rental subsidized which were eligible for owner "opt-out", that is owner decision not to renew Section 8 contract, by 30 September 1991. The owner did renew the Section 8 contract. (1990 Update, Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion, review of community with HCD CDBG staff and HCD HPD staff, review of community with local FmHA staff).

The Sacramento HUD Office has informed the City that the owners of the Siskiyou Garden complex has filed a Notice of Intent to extend the affordability of the units and receive incentives under the Low-Income Housing Preservation and Resident Homeownership Act. It is expected that by April 1993 the owners will have the opportunity to revise or reaffirm their intent to extend the affordability of the units. The City will continue to monitor the situation and will be ready to assist in preserving the affordability of these units if the owner decides to sell.

It is estimated that 1/4 of the Siskiyou Garden units are occupied by residents in the very low income level and the remaining at the low income level. Should these units be converted all low income residents would be eligible for Section 8 vouchers, a program where there is no threat of loss of subsidy through landlord conversions. The City should work with the Section 8 local monitors to lobby for additional vouchers for the residents of Weed, based on area need.

Replacement of the at risk units would cost approximately \$1.09 million, based on estimates from area contractors. This estimate includes land costs, permits, materials and labor, the estimate does not include financing costs. Cost of preservation is expected to be not significantly less than replacement costs. The City of Weed does not have the funds necessary to replace these units.

The City shall encourage recertification of the at risk rental subsidy in order to sustain low-income units for all socio-economic groups. Should the owners not intend to request recertification then the City and local non-profit housing groups should endeavor to acquire the units for the purpose of continued low-income housing. The City does not have the funds to purchase the units however, the City may assist interested non - profits with CDBG program income for closing costs. The City will develop a list of all non-profits interested in "right of refusal" for at risk units and meet with those non-profits to discuss their interest in the units.

Land

The City of Weed has an approximate 1384 acres of vacant land which is zoned residential (397 acres R-1, 10 acres R-3 and 40 acres R-4), commercial (187 acres), and industrial (750 acres). The following is a list of areas, the approximate acreage of those areas, and the zoning for that vacant land. Water and wastewater services are available in all areas.

Area	Acreage	Zone
School House Hill	38+/-	Residential(R-1)
Annexation #6	30+/-	Residential(R-1)

Angel Valley	14+/-	Residential (R-1)
Bel Air	78+/-	Residential (R-1)
Annexation #7	237+/-	Residential (R-1)
Woodridge	10+/-	Residential (R-3)
Annexation #7	40+/-	Residential (R-4)
Boles Creek	39+/-	Commercial
Annexation #6	120+/-	Commercial
S. Weed Exit	28+/-	Commercial
Annexation #5	750+/-	Industrial

Pursuant to SB 1960 (Mobilehomes), the City has designated any of the available lots, which are zoned for low density residential (or single-family), as compatible for the placement of manufactured housing subject to certain provisions such as architectural review.

Unit density for multifamily structures are 21.5 units/acre on R-3 zoned land and 28.6 units/acre on R-4 zoned land.

All sites have water and wastewater service available or can have service extended into the area at a relatively low cost.

Constraints

Market constraints are financial factors affecting the availability of affordable housing. Specific financial factors contributing to the sale price or rental cost of housing in Weed are as follows:

1. Direct Costs - Land, Site Improvements, Construction -

The cost of residential land rose dramatically until approximately 1981, at which time demand became relatively non-existent. From that date to the present, the situation has remained nearly the same with only a small increase in demand in the recent two years.

The cost of site preparation, including clearing and shaping of pad, will vary depending on the site and topography of the lot, but average an approximate \$1000 at present.

Residential construction costs approximate \$52 per square foot for single-story homes. This means that construction costs for a typical 3-bedroom, 2 bath, single story, 1500 square foot house will approximate \$78,000.

2. Indirect Costs - Financing, Sales and Marketing, Gross Profit -

Financing for the construction and purchase of housing is likely to remain the greatest single constraint to the provision of affordable housing.

The cost of housing is usually increased by the marketing and sales process which, also usually, involves a real estate agent, a title company, appraisers and inspectors, as well as direct advertising costs. These costs can add up to 10 percent to the cost of housing.

Another constraint related to marketing which adds to the cost of housing is consumer tastes. Builders often spend a great deal of time and money on architectural or site details which may add to the attractiveness or marketability of the housing without actually adding to its utility or comfort.

Gross profit is the amount the builder or developer charges for housing above and beyond his actual construction costs. This amount also varies widely but is usually around 25 percent of the selling price.

There is little opportunity for the City to influence market constraints which affect the cost of housing since most of these factors are established on a statewide or nationwide basis.

3. Governmental Constraints -

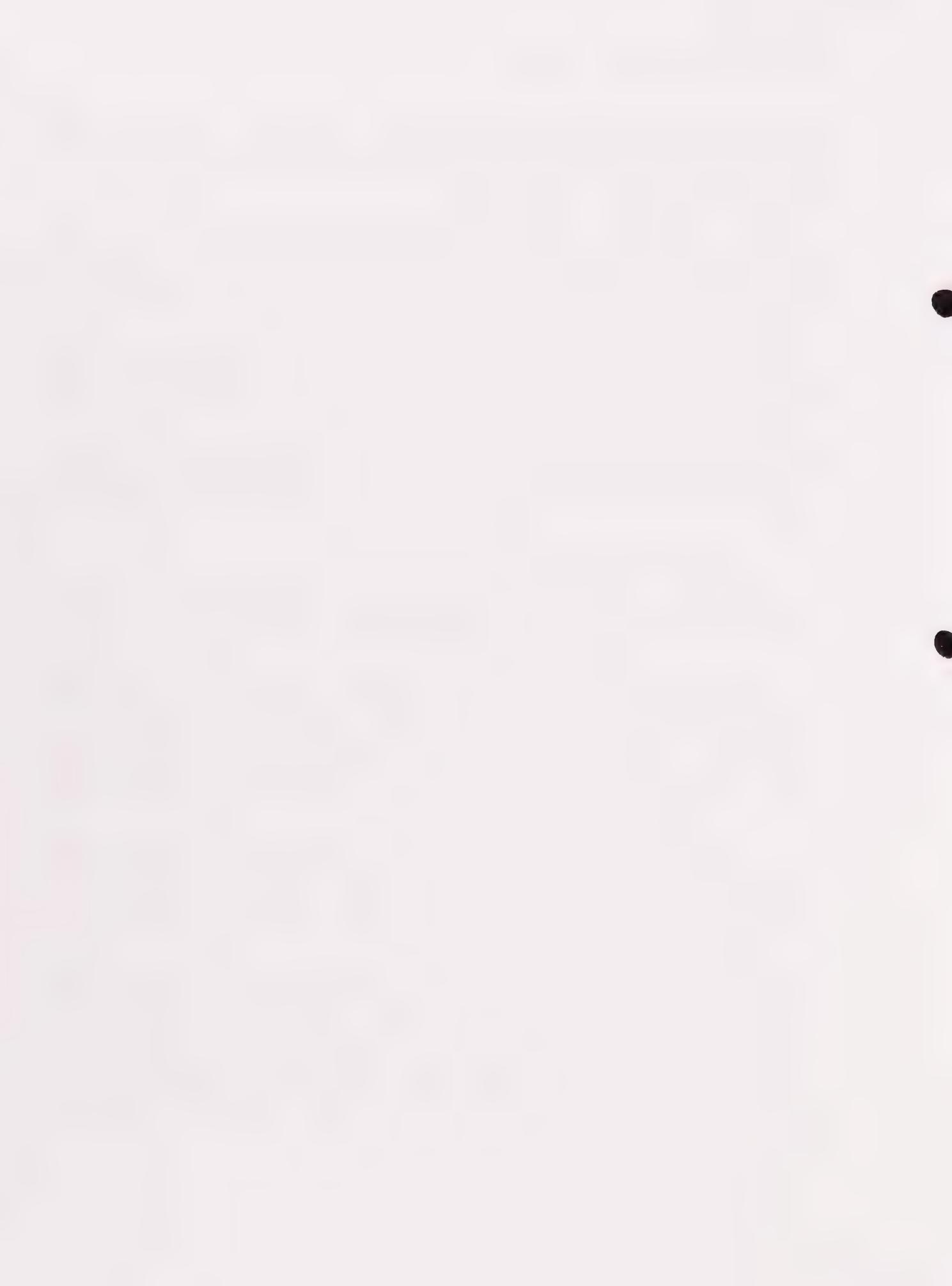
Governmental constraints are those public actions which constrain the maintenance, improvement or development of site-built, factory built, and mobile homes.

Governmental policies and regulations can constrain future residential development to varying degrees by imposing requirements and limitations on residential development. These actions in turn can affect the cost of housing. Generally, these governmental constraints include land development controls, development processing procedures and fees, requirements for provision of services and facilities, and use of Federal and State programs.

Land development controls include policies and regulations contained in the City's General Plan, zoning ordinances, and building codes. Generally, City land use controls in Weed are not a constraint to housing development, either through zoning or building code enforcement.

The building codes, including fee structures, of the City are the most recent editions of either the Uniform Code or the National Code, and the enforcement of same is performed by City officials. The processing and permit procedures are in line with State and Federal requirements yet flexible with regard to the local agencies' (Planning Commission/City Council) desire to work compatibly with prospective developers and still remain within the realm of their responsibilities.

The City has enacted the following fees:



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ACTION	FEE:
Building Permit	based on value as suggested in UBC
Water Connection	\$ 425
Sewer Connection	2,000
Zone Change	160
Variance	150
Subdivision	200 - 500
Environmental Review	1,250 (Neg. Dec. CDFG fees)

City of Weed development fees present no constraints to developers. The fees are compatible to those of our surrounding cities and county areas. On and off site improvements are limited to sidewalk and curb construction

Permit processing time is minimal, 1 to 2 weeks for SFR and 2 to 3 weeks for MFR, due to the few number of development projects. City staff has recently been praised by local developers at City Council meetings in regard to their assistance and cooperation.

The City of Weed Ordinance No. 233-82 requires construction of a parking garage with an area of 18' x 20' for all single family homes. Farmer's Home Administration policy provides financing for houses with garages of a maximum 320 square feet and the City allows single car garages in all FmHA financed housing. MFR parking requirements are similar, 2 off street spaces per unit plus 1 "guest" space per 5 units.

Governmental constraints are minimal and are based on State mandates.

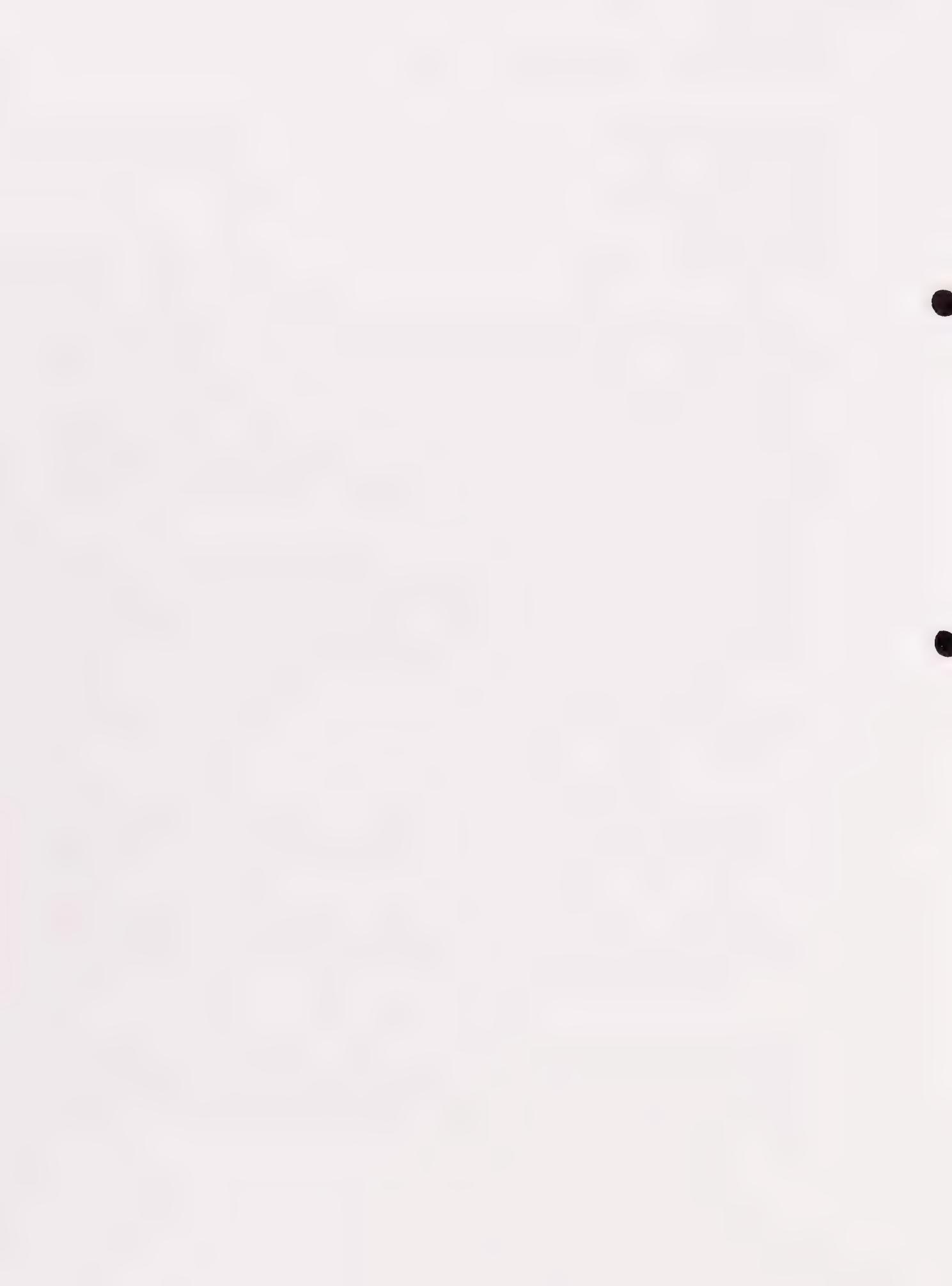
4. Non-governmental Constraints -

Non-governmental constraints appear to be relatively nonexistent, as the City of Weed, within its boundaries, presently provides several variously-zoned parcels that are both moderately priced and buildable.

The general constraint underlying all of the above-listed constraints, and previously dealt with in detail in this document, is that the City of Weed on the whole continues to suffer from severe economical constraints.

ENERGY CONSERVATION

Section 65583 of the Government Code requires the Housing Element to address the opportunities for energy conservation with respect to residential development. Rising energy costs have made conservation a prime determinant in home purchase and a necessity in new construction.



The climate of Weed necessitates winter heating but little summer cooling. Wood is the primary source of fuel for winter space heating (46%). Electricity supplied by the local electric company (26%) and containerized natural gas (11%) provide the other energy sources. Opportunities for residential energy conservation are confined to weatherization/insulation and water heating.

The State of California currently requires that energy saving measures be applied to new dwellings through the Uniform Building Code. In addition, building design features which can improve energy efficiency include lot and building orientation that emphasize passive solar utilization, such as a concentration of southern facing windows and skylights, and avoidance of north facing windows; and construction of attached dwellings which promote energy efficiency.

The State's energy conservation standards for new residential buildings are intended to reduce the electricity and gas now used in typical residential building by at least 80 percent. According to the California Energy Commission (CEC), new residential buildings can be designed and built which save 80 percent or more energy and still meet the current building standards. Such residences are being built and marketed successfully by innovative builders throughout the State. The CEC estimated that, when using marginal costs, building standards designed to save 80 percent or more of current energy may not only be technically feasible, but also immediately cost effective.

Pacific Power and Light Company offers "Energy Audits" free of charge to their customers, and according to a Company representative, they have a backlog of requests. The high cost of electricity is prompting energy conservation measures at all levels. Local contractors have reported housing changes along that line. Today, houses are being built smaller, more compact, and, whenever possible include a number of conservation techniques. Again, consumer tastes (costs) dictate the length to which the measures extend.

Great Northern Corporation (GNC) operates the Low Income Home Energy Assistance Programs (LiHEAP) in Siskiyou County. A component provides weatherization to homes occupied by very low income households. In addition, this program supplies firewood to eligible households. Both programs conserve energy.

EVALUATION AND REVIEW OF PREVIOUS ELEMENT

GOAL I - TO PROVIDE FOR THE ACCESSIBILITY OF A DECENT HOME TO ALL CITY RESIDENTS REGARDLESS OF RACIAL, SOCIOECONOMIC, SEX AGE OR OTHER ARBITRARY FACTORS.

A) Support methods to eliminate discrimination in housing.

- All complaints were resolved or referred to the appropriate State agency
- A resolution was adopted
- The Siskiyou County Fair Housing Resources Board no longer exists
- This measure seems to have been effective and is appropriate for continued City support. The City should provide an information component for this goal to assist the local residents who may feel discriminated against.

B) Encourage housing opportunities for special needs groups.

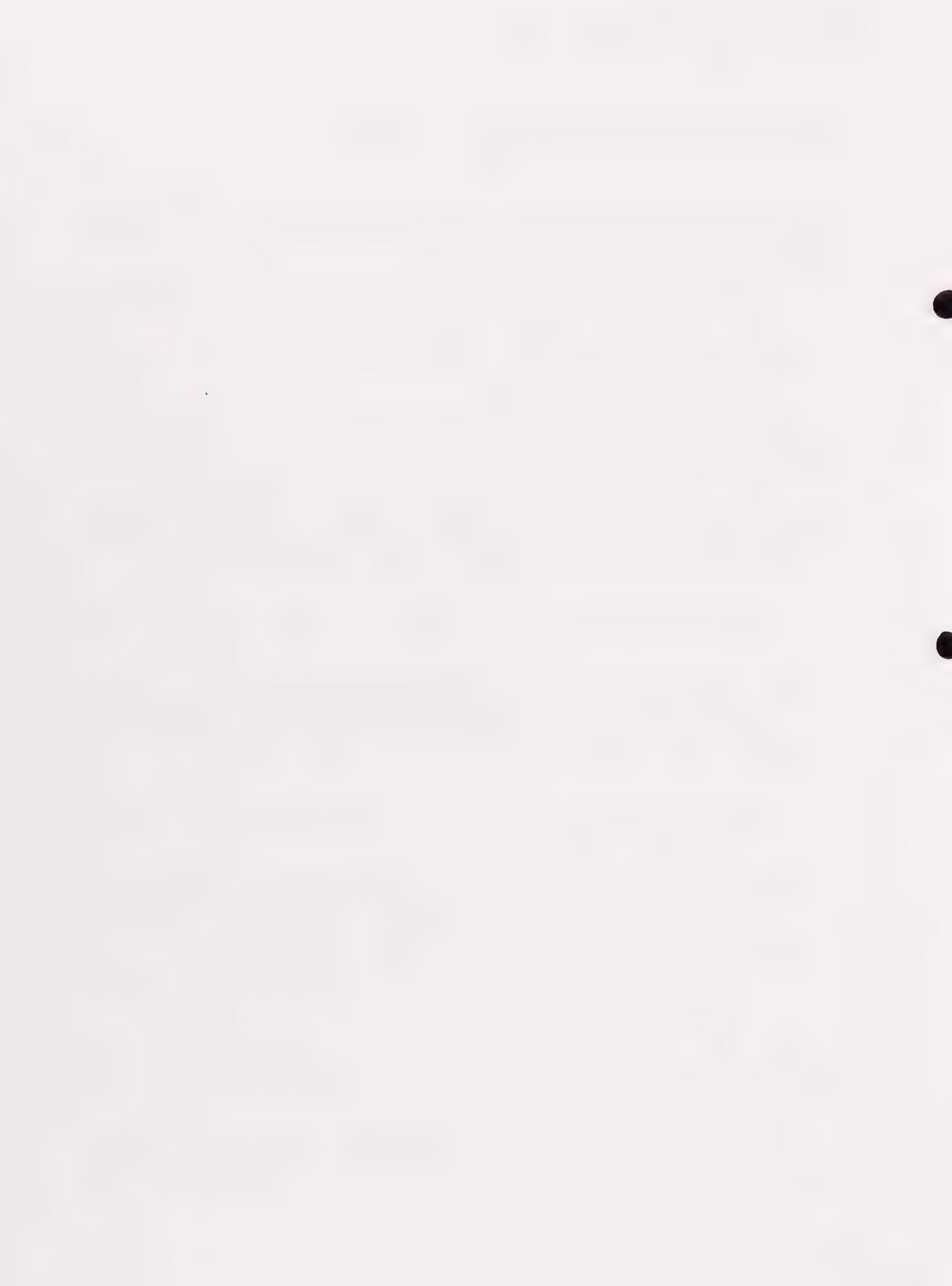
- All measures have been implemented. Approximately 20 homes have been modified as a results of the City Rehab. Program to assist elderly and handicapped residents. This goal seems to have been effective and is appropriate for continued City support.

C) Provide units for all Special Needs Groups, including low and moderate income households.

- These measures have not been effective due to the lack of development in the community and to some lack of enthusiasm on behalf of the community. However, at least 20 single family units have been constructed with FmHa loans or assistance to moderate or low income households.
- These measures are appropriate for continued City support.

GOAL II - THE PRESERVATION OF THE HOUSING STOCK AND COMMUNITY ENVIRONMENT THROUGH REHABILITATION AND CONSERVATION.

- These measures have been extremely successful due to active and enthusiastic community support. Several dilapidated buildings have been removed or rehabilitated, 80



homes have been rehabilitated utilizing State or Federal funds to assist low income residents as a result of City applications during 1985 through 1990. These measures are appropriate for continued City support.

GOAL III - TO PROVIDE ADEQUATE SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT OF ALL TYPES.

A) Develop policies and criteria to encourage environmentally sound residential development of all types.

- These measures have been successful. An Inflow and Infiltration (I&I) study was conducted and the City is in an on going effort to address the problem spots identified by the study. No funding has been identified to assist in this effort, however, the City believes that continued work will further reduce the I&I. Decreased I&I will allow additional wastewater hook-ups without the tremendous expense of wastewater plant expansion. These measures are appropriate for continued City support.

B) Designate and/or acquire suitable sites for all types of residential development for lower-income households.

- The City indicates that these measures are not appropriate, practical nor desirous. These measures have not been supported and will not be continued.

GOAL IV - TO PROVIDE FOR THE HOUSING NEEDS OF HOUSEHOLDS OF ALL INCOME LEVELS.

A) Recognize that the availability of suitable housing for all economic segments of the population is the responsibility of the City as well as other government agencies and the private sector.

- These measures have been successful as shown by City CDBG participation. They are appropriate for continued City support.

B) Coordinate housing efforts with existing housing agencies.

- These measures have had mixed success due to mixed community support for various proposals. The measures are appropriate for continued support.

C) Actively seek, on a continuous basis, and implement State and Federal housing programs designed to assist lower income households

- The City has been active in pursuit of this goal. The City should review this goal on an annual basis to increase City awareness of these opportunities.



D) Encourage energy conservation measures to reduce housing costs.

- These measures have been moderately successful and should receive continued City support.

E) Encourage home ownership opportunities.

- The City has met all measures and should reaffirm their commitment to this goal.

GOAL V - QUANTIFIED HOUSING OBJECTIVES

- Although this table looks attractive it was apparently worthless. A commitment to assist and approve housing to meet regional needs might be more effective. Quantified objectives are necessary both to meet State law and to be able to measure success against.

177 units have been constructed since 1980 according to the 1990 census

(2 mobile homes on foundations, 2 - 2 unit duplexes and 20 FmHA single family units as well as units mentioned previously)

HOUSING PROGRAM

Section 65583 of the Government Code sets forth the requirements for a locality's Housing Program. The program should consist of "a statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing." It must be emphasized that these goals do not necessarily have to meet the identified needs.

GOAL I - TO PROVIDE FOR THE ACCESSIBILITY OF A DECENT HOME TO ALL CITY RESIDENTS REGARDLESS OF RACIAL, SOCIOECONOMIC, SEX, AGE OR OTHER ARBITRARY FACTORS.

A) Support methods to eliminate discrimination in housing.

- 1) The City will enforce applicable Federal and State laws on a continuous basis.
- 2) The City will continue to refer those persons with housing discrimination complaints to the appropriate local, State, or Federal agency. The City will obtain posters from the California Department of Fair Employment and Housing to be placed in City Hall and the public library by April 1993, to assist those with discrimination complaints.

B) Encourage housing opportunities for special needs groups.

- 1) Elderly
 - a) The City will request developers of multiple unit residences to provide for the needs of the elderly through rent subsidies or special areas such as "elderly only" buildings. This action will take place upon receipt of development applications.

- 2) Handicapped
 - a) The City expects to meet the needs of the handicapped through meeting the UBC, State and Federal construction regulations and by assisting qualified residents utilize CDBG rehabilitation funds to retrofit their homes.

- 3) Female Householders
 - a) The City will request the developers of multi-family housing to acquire rental subsidies for the projects prior to construction. This action will take place upon receipt of the development applications.

- b) The City will continue to refer these primarily poverty income households to the managers of the existing HUD Section 8 rental subsidy program.

- c) The City will request the developer facilitate the development of low cost day-care facilities to enable the householders to participate in the job market.

This action will take place upon the receipt of development applications.

C) Provide units for all Special Needs Groups, including low and moderate income households.

1) State law allows for a 25% density bonus to developers that include affordable housing and units to meet special needs (handicapped, elderly, etc.).

a) The City shall adopt a density bonus ordinance by March 1993 and include mention of this law in the City developer application.

2) The City will consider additional incentives, such as alternative methods for the payment of building permit and water/sewer connection fees, for private developers for providing units that will meet the needs of these Special Needs Groups upon receipt of development applications.

3) The City will encourage continuing media advertising designed to provide knowledge of available programs to all special needs groups.

GOAL II - THE PRESERVATION OF THE HOUSING STOCK AND COMMUNITY ENVIRONMENT THROUGH REHABILITATION.

A) Monitor the condition of the housing stock.

1) City personnel will continually monitor the housing stock and report to the Public Works Director any conditions that affect the health and safety of the community.

2) City personnel will conduct a formal windshield survey of the housing stock every three years and in conjunction with formal revisions and updates of Housing Element.

B) Initiate and implement local, State and Federal programs that promote the conservation of neighborhoods and rehabilitation of the existing housing stock.

1) The City will enforce the adopted building standards on a continuous basis. Enforcement has improved the quality of housing in the recent past when the City has assisted owners with applications for City run housing rehabilitation programs. Therefore, the City will assist owners and renters by referring them to the City's housing rehabilitation consultants. The City will also assist by making the Weed Housing Rehabilitation Revolving Loan fund available to Weed residents. It is estimated that approximately \$30,000 will be available and utilized for rehabilitation loans during the planning period.

2) The City will investigate and submit, where deemed appropriate, applications for housing assistance programs. Community Development Block Grant will be applied for in 1994 and 1996, HOME funding will be applied for in 1994 and 1997, HOPE funding will be applied for in 1994.

GOAL III - TO PROVIDE ADEQUATE SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT OF ALL TYPES.

A) Develop policies and criteria to encourage environmentally sound residential development of all types.

1) Make provision for City services to areas within the City limits suitable for residential development.

a) The City will seek additional funds to reduce I/I entering the sewer system as well as continue the present repair policy.

b) The City will investigate and submit, where deemed appropriate, applications for funding to add capacity, repair and update the water system and the wastewater treatment facility.

2) The City will re-evaluate local policies, especially zoning, to reflect the goals and objectives formulated in this Element on an annual basis and as requested through zone amendment applications.

a) The City shall hold an annual public meeting to review the housing element goals, measures and progress.

b) The City has determined that the City General plan is consistent with this element and will review any proposed modifications of the City General Plan to maintain that consistency.

GOAL IV - TO PROVIDE FOR THE HOUSING NEEDS OF HOUSEHOLDS OF ALL INCOME LEVELS.

A) Recognize that the availability of suitable housing for all economic segments of the population is the responsibility of the City as well as other government agencies and the private sector.

1) The City will support active local citizen participation in housing programs, policies, and goals on a continuous basis.

2) The City will designate responsibility for the implementation of the tasks formulated in this Element to the City Administrator.

3) The City will comply with appropriate State and Federal Laws and regulations on a continuous basis.

B) Coordinate housing efforts with existing housing agencies.

1) The City will continue to attempt to cooperate with California Housing and Community Development, Farmer's Home Administration, United States Housing and Urban Development, and other governmental agencies.

2. The City will continue to attempt to cooperate with Great Northern Corporation - a non-profit housing and community development corporation serving Siskiyou County, and other non-profit and for-profit groups or organizations.

C) Develop a program to preserve Housing units "At Risk" of conversion from low-income subsidized to market priced units. (The present owners of the "at-risk" units have filed, therefore, the City has implemented both C1 and C2 and will implement C3 if necessary)

1) The City has developed a list of all non-profit organizations which are interested in "right of refusal" for units at risk of conversion during the preparation of draft housing elements. The list includes a local community based non-profit housing organization as well as the entities on file with the Department of Housing and Community Development.

2) The City will continue the ongoing monitoring of the status of units which face the risk of conversion from low income and or subsidized to other forms of housing. The City has been in contact with the Sacramento HUD office to keep informed on changes and opportunities. Should a notice of intent of sale be filed, the City will notify local non-profits and may assist the non-profits with costs associated with the purchase of the units in order to maintain their affordability. The City estimates that there may be \$10,000 available for non-profit assistance from the Weed Housing Rehabilitation Revolving loan fund during the planning period.

3) The City shall also respond to these possible conversions as required by the Low-Income Housing Preservation and Resident Homeownership Act of 1990 and any other State and Federal laws and regulations. Owners of "at-risk" are to be aware of the LIHPRHA incentive which allows a Section 8 subsidy raise. Discussion with HUD regarding LIHPRHA indicates that the City is on course with this program.

D) Assist lower income households access the following programs :

-Section 8 Rental Assistance Program, by referring residents to the local Section 8 monitor and by cooperating with the local monitor for Section 8 with lobby efforts to increase voucher availability based on residents needs.

-CDBG program, by assisting with preliminary applications.

-FmHA 502 new construction and FmHA 504 housing rehabilitation program, by referring residents to the local FmHA.

-CA HCD Housing Rehabilitation Program - Owner Occupied, by referring residents to the local housing non-profit.

-CAL VET and VA home purchase programs, by referring residents to the local CAL VET office.

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